

# SHIPWAYS

ALAMEDA, CALIFORNIA

## BCDC DESIGN REVIEW BOARD

JANUARY 22, 2018



**ALAMEDA SHIPWAYS**  
1200 MARINA VILLAGE PARKWAY, ALAMEDA, CA 94501

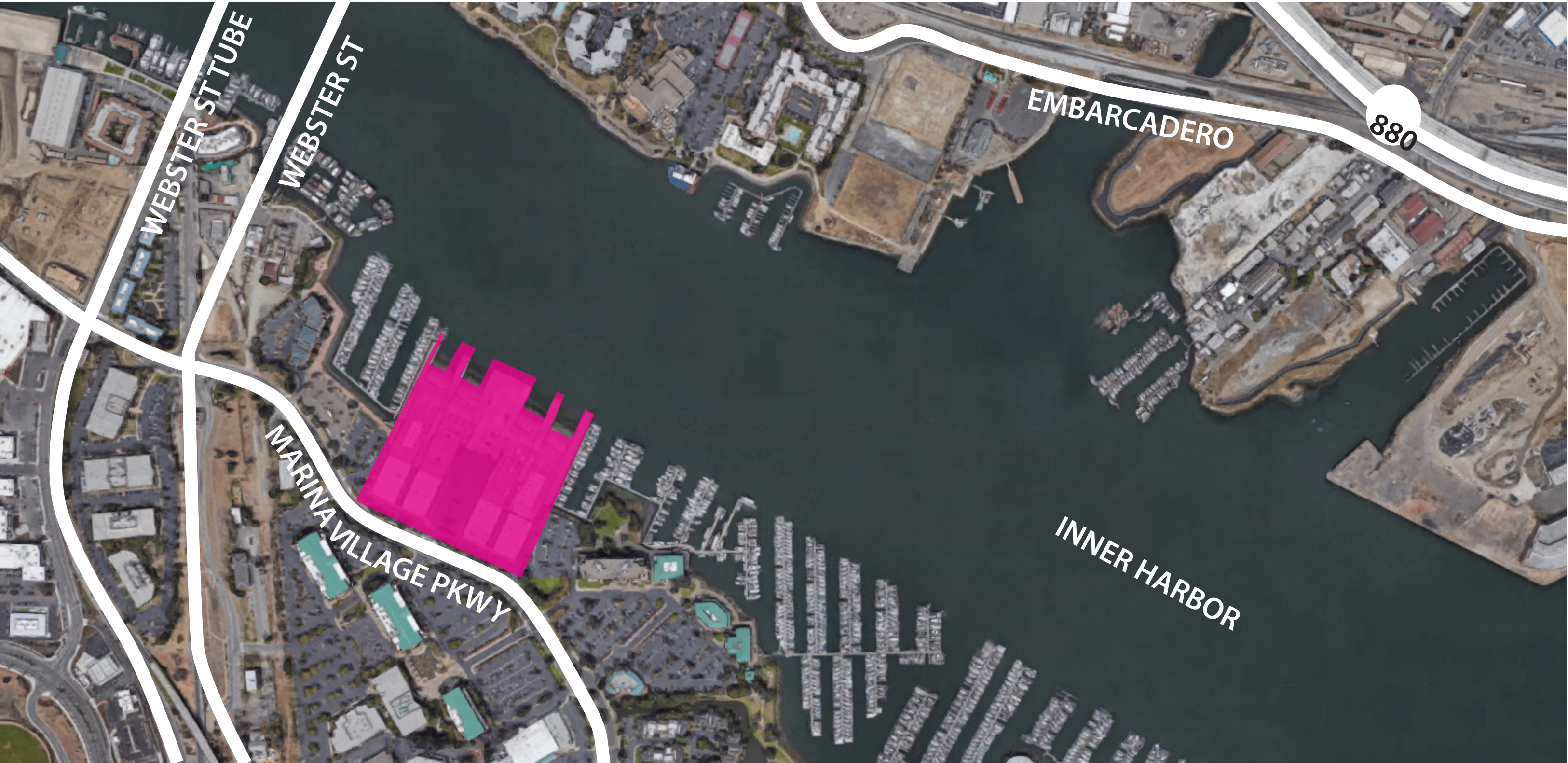
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949/900-1220

DATE ISSUED: 01-22-18  
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PROJECT LOCATION



PROJECT NARRATIVE

In the early 1940's, the Bethlehem Alameda Shipyard constructed the Alameda Shipyard, now known as Shipways, as a means to construction the 700 foot long victory ships for the war effort. As the times have changed, so too have the desires and will of the people of Alameda.

Demand for work-force housing and public open space have led the community to value the thoughtful redevelopment of underutilized land. Meeting with community groups and invested stakeholders, the proposed development reflects these new desires and visions for a safe, resilient and vibrant Alameda community.

The setting of the re-imagined Shipways development is comprised of a rich vocabulary of interpreted expressions of the City's industrial ship building roots and waterfront community. Active urban plazas and lush streetscapes tie together the unique character of the architecture, while setting the stage for a diverse array of community activities.

From strolling down the bike and pedestrian pathway to bringing your kids and their friends to the Children's play area, the Alameda community has something new to be proud of: Launching a kayak or hopping on the water shuttle to spend the day a Jack London Square encouraging alternate transportation modes for residents in and around the development.

Alameda residents can enjoy a picnic on the open lawn or a birthday barbecue at the water's edge or just relax at the Shipways amphitheater or one of the 4 piers and enjoy the stunning views of Oakland and the inner harbor.

The generous landscape and amenitized public open space of the new Shipways development sets the tone for future Alameda community; one that honors tradition, respects character and promotes civic engagement.

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PROJECT TEAM

**CLIENT:**  
Dennis Cavallari  
Steelwave LLC  
30 Enterprise, Suite 100  
Aliso Viejo CA 92656  
949 900 1220

**ARCHITECT:**  
Ernesto Vasquez  
SVA Architects  
3 MacArthur Place, Suite 850  
Santa Ana, CA 92707  
949 809 3380

**LANDSCAPE ARCHITECT:**  
Jim Bensman  
ima  
101 Broadway, Suite 310  
Oakland, CA 94607  
510 353 3954

**CIVIL ENGINEER:**  
Kathy Hagens  
Fusco Engineering  
2400 Camino Ramon, Suite 340  
San Ramon, California 94583  
925 830 8502

PROJECT LOCATION, PROJECT TEAM, AND INDEX

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-  SHIPWAYS SITE
-  EXISTING SAN FRANCISCO BAY TRAIL
-  PLANNED SAN FRANCISCO BAY TRAIL
-  SHIPWAYS PEDESTRIAN AND BIKE TRAIL



-  SHIPWAYS SITE
-  FERRY TERMINAL
-  FUTURE WATER SHUTTLE / KAYAK LAUNCH

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## WATER TRANSPORTATION CONTEXT MAP

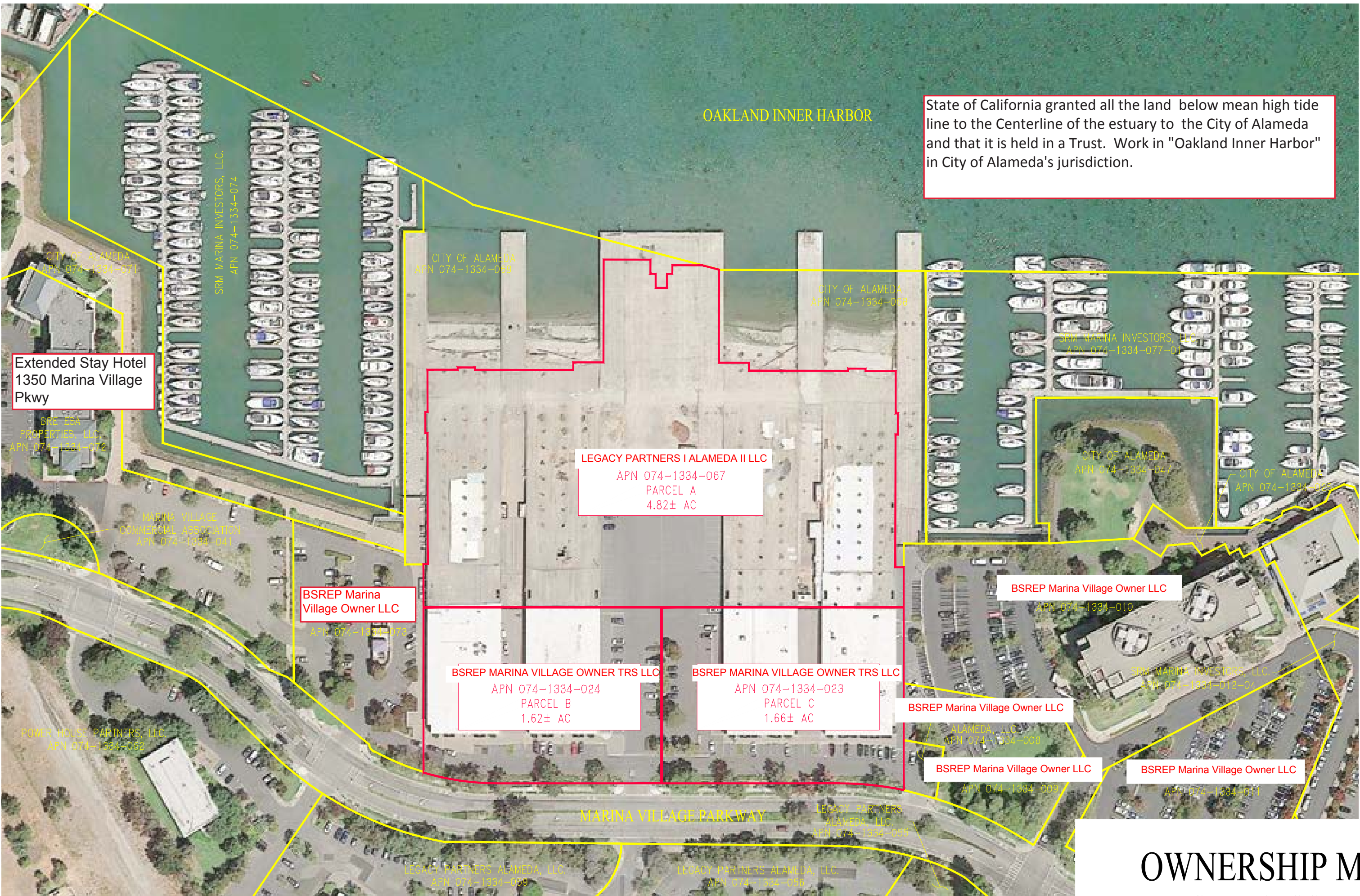
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## EXISTING CONDITIONS AND PROPERTY BOUNDARIES

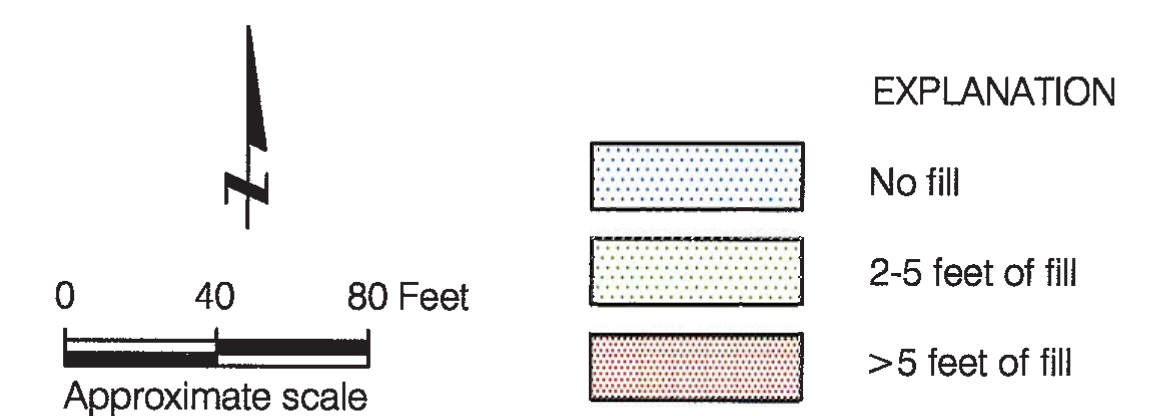
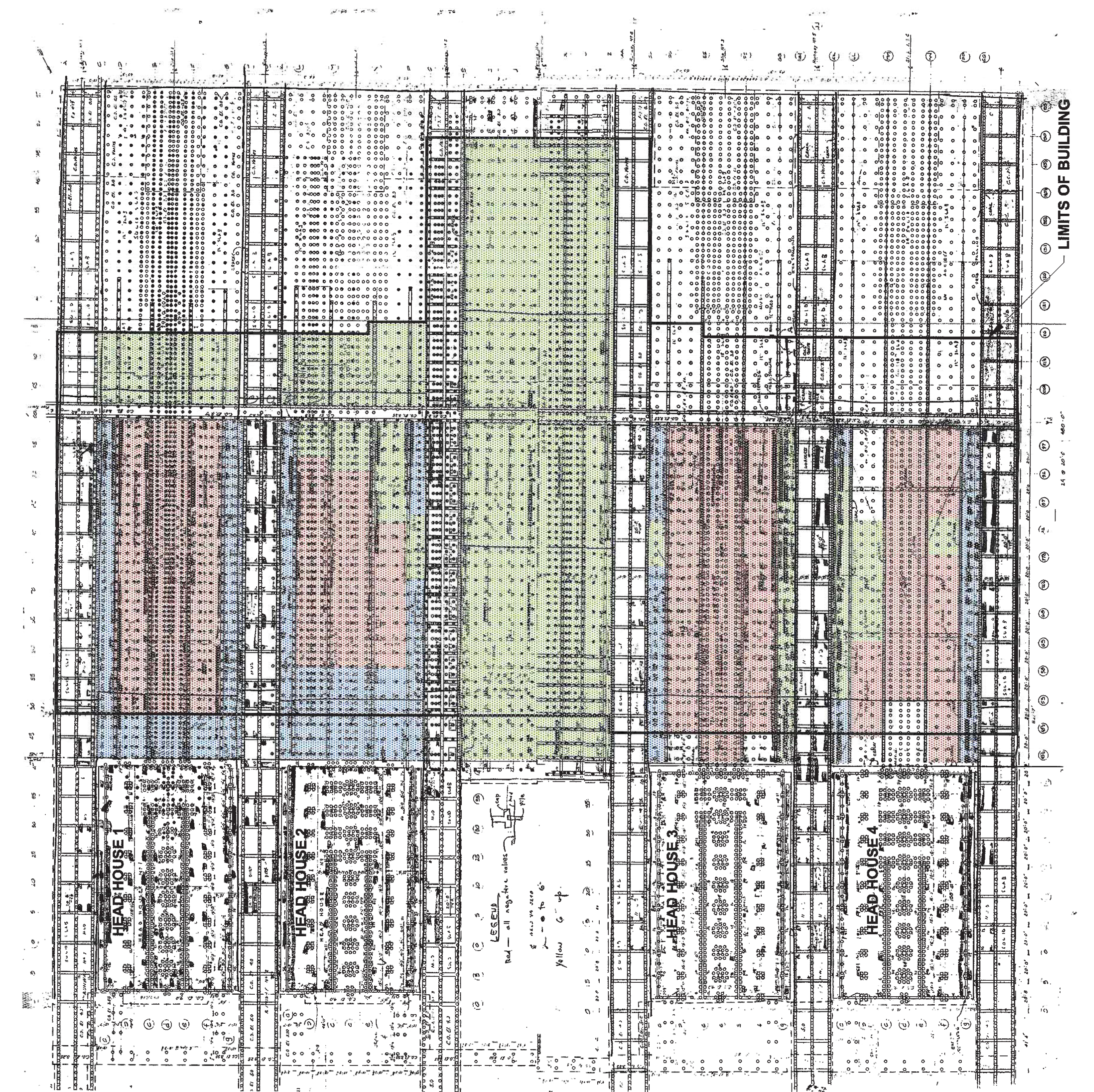
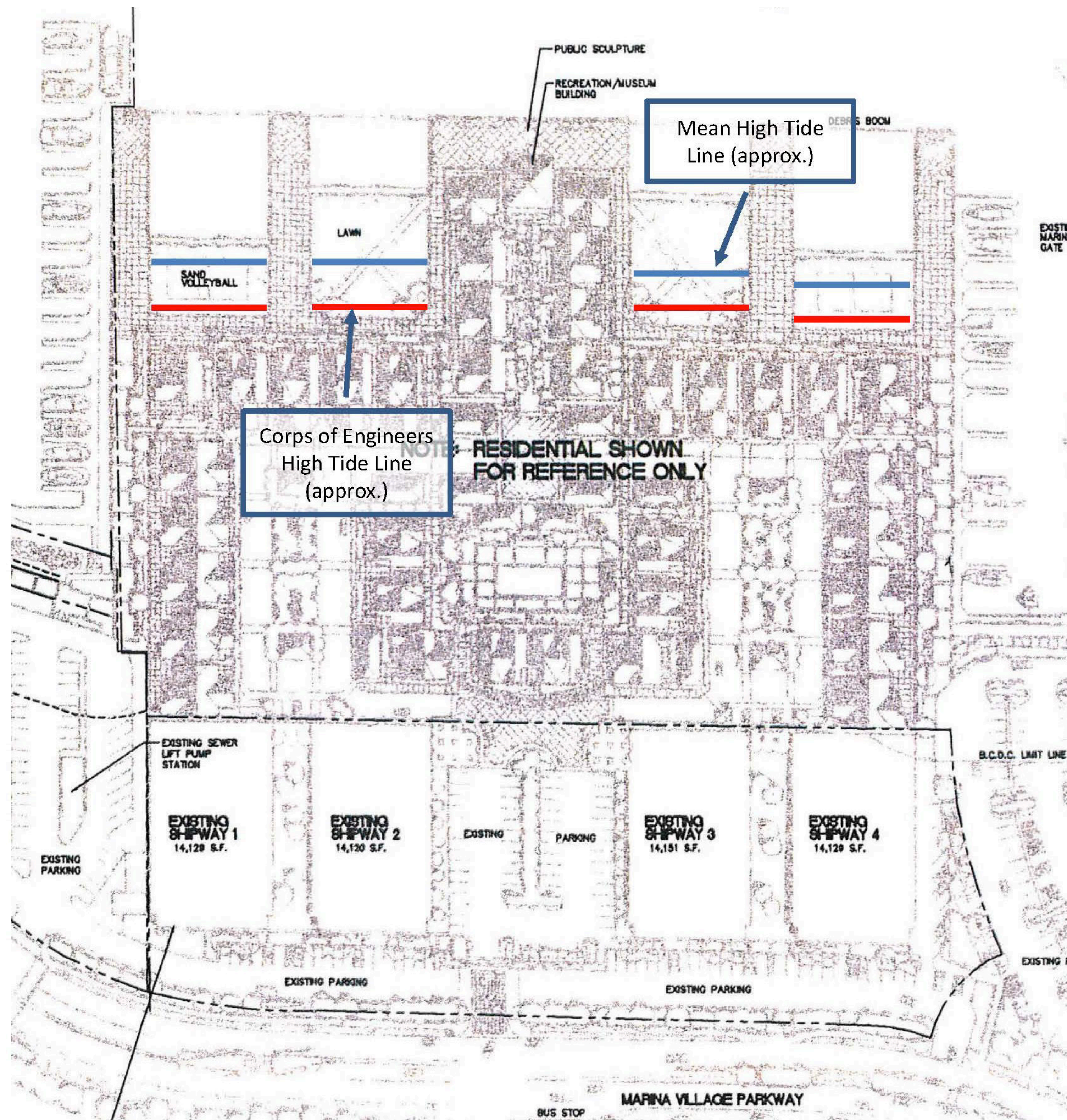
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## PREVIOUSLY APPROVED PROJECT

- Approved by BCDC in 1980 as part of Marina Village Master Plan
- Proposed filling existing shipway slips to create park and medium-density residential development
- No known RWQCB or Corps permit action

## EXISTING PILE PLAN

- Retaining the original concrete structures (shipways, craneways, and welding platform) as part of the proposed project is not feasible. Demolition of the existing concrete structures is required for site development, and new foundations developed for the both the development footprint (building structures and parking lots) and the open space.

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## HISTORICAL PROJECT DOCUMENTATION



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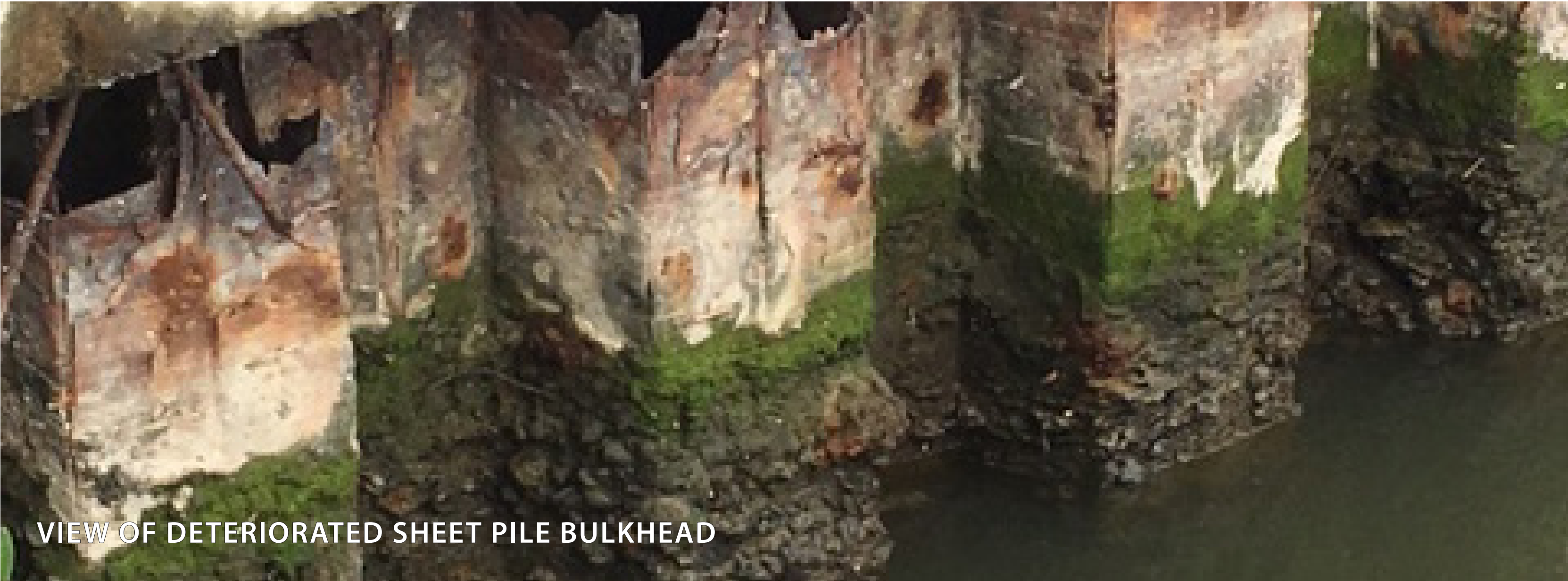
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VIEW OF DETERIORATED SHIPWAY CONCRETE AND CONCRETE PILES



VIEW OF DETERIORATED SHIPWAY CONCRETE AND CONCRETE PILES



VIEW OF DETERIORATED SHEET PILE BULKHEAD



VIEW OF DETERIORATED CRANEWAY



VIEW OF DETERIORATED CRANEWAY



VIEW OF DETERIORATED CRANEWAY

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VIEW FROM MARINA VILLAGE PARKWAY LOOKING NORTH



VIEW FROM MARINA VILLAGE PARKWAY LOOKING NORTH



VIEW FROM MARINA VILLAGE PARKWAY LOOKING NORTH



VIEW OF PEDESTRIAN PATHWAY ON EAST SIDE OF SITE



AERIAL VIEW LOOKING NORTHWEST



VIEW OF PEDESTRIAN PATHWAY ON EAST SIDE OF SITE



VIEW OF PEDESTRIAN ACCESS ON WEST SIDE OF SITE

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## EXISTING SITE IMAGES

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1 VIEW NORTH TOWARDS OAKLAND



2 VIEW WEST TOWARDS EXTENDED STAY AMERICA HOTEL



3 VIEW NORTH TOWARDS DOWNTOWN OAKLAND



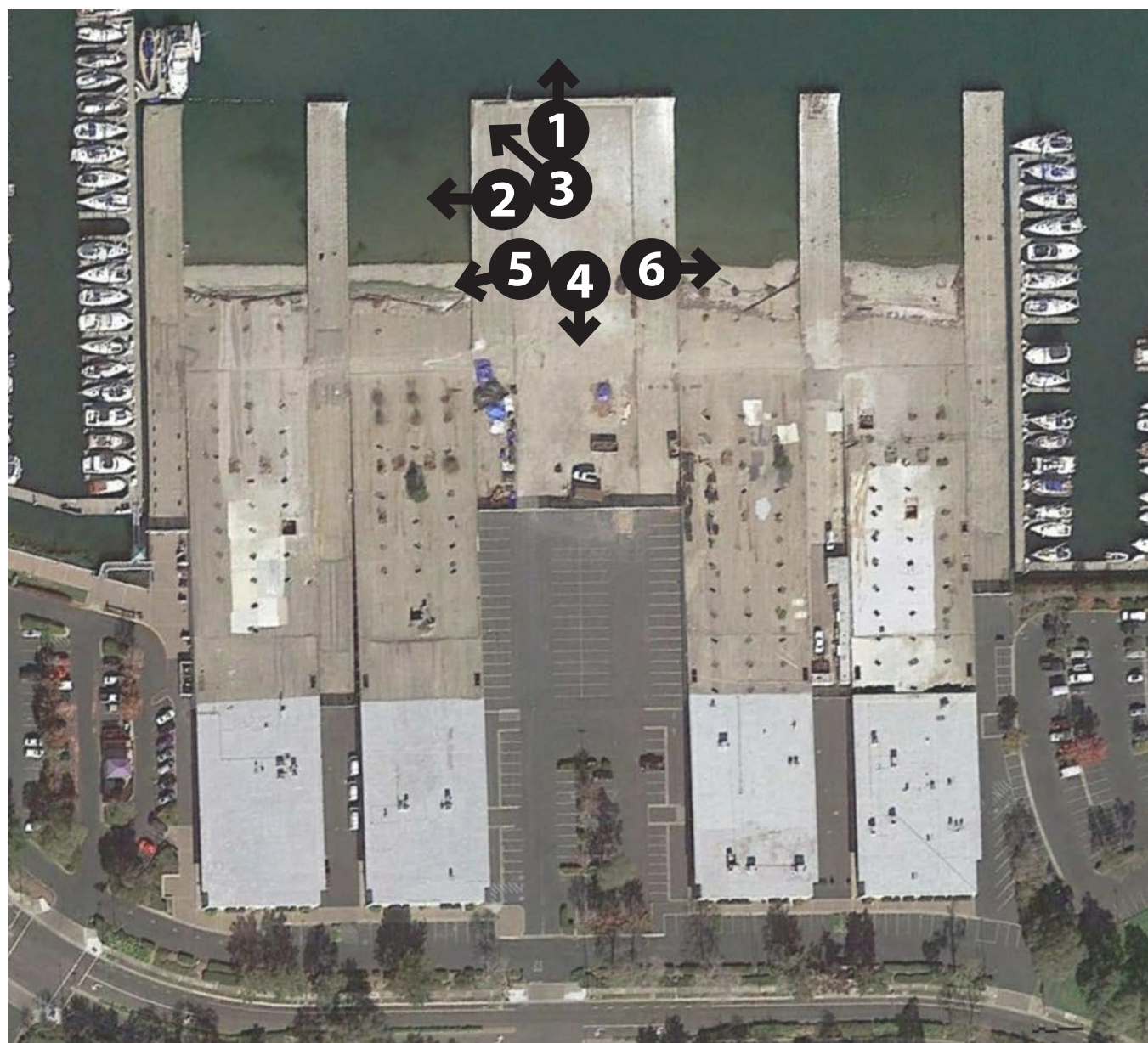
4 VIEW SOUTH TOWARDS MARINA VILLAGE PARKWAY



5 VIEW WEST TOWARDS EXTENDED STAY AMERICA HOTEL



6 VIEW EAST TOWARDS BROOKLYN BASIN



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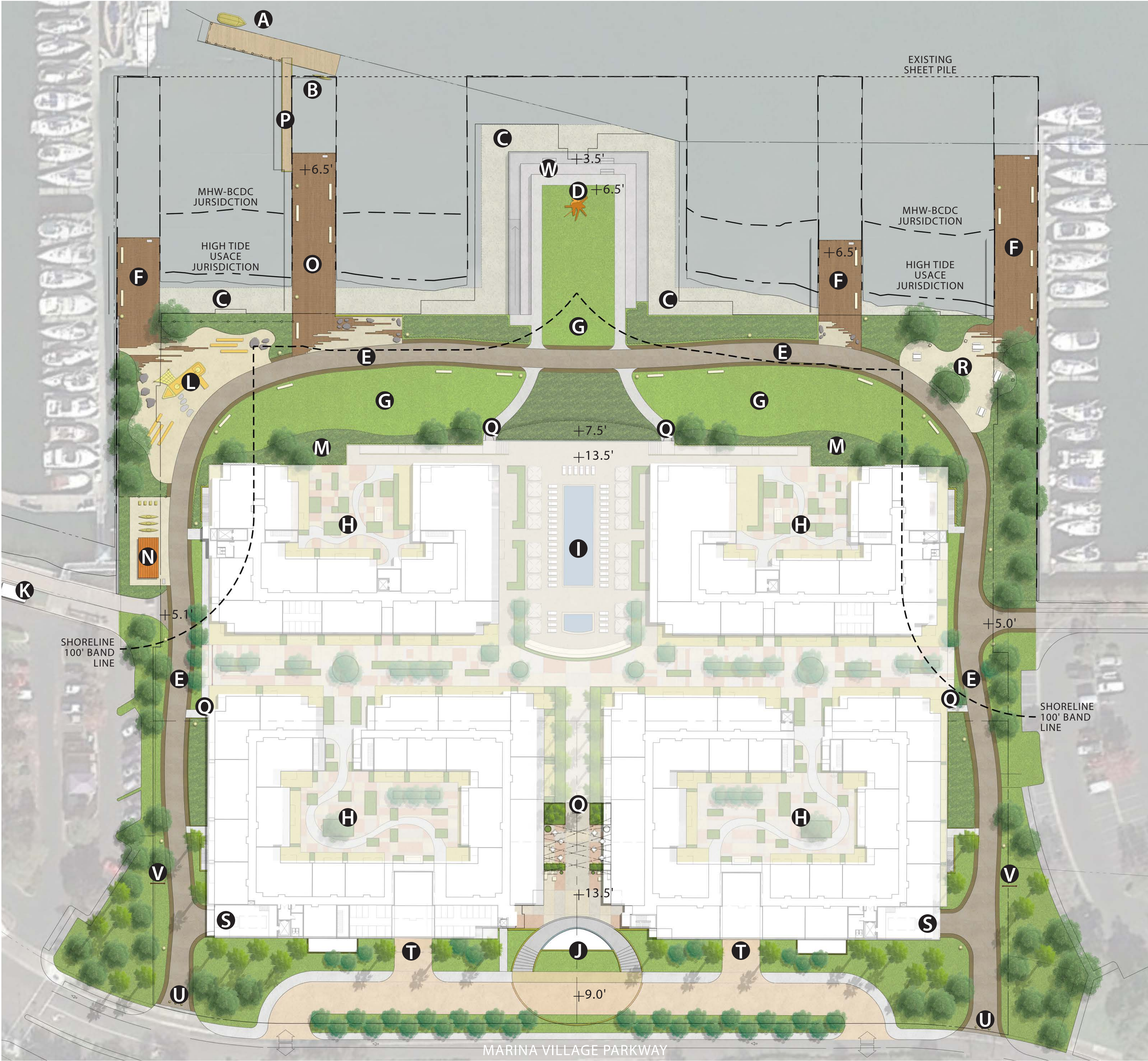
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PROJECT SUMMARY

- **Gross Density:**  
40.6 du/ac
- **Number of Units:**  
331
- **Total Parking Spaces:**  
517 stalls
- **Phase I+II:**  
4-6-Stories, Type V-A and III-A construction

No. of Units and Type

Jr.1A	29
Jr.1B	24
1A-1br /1ba	61
2A-2br /2ba	77
2B-2br /2ba	34
2C-2br /2ba	56
3A-3br /2ba	24
3B-3br /2ba	26



LEGEND

- A** WATER SHUTTLE LAUNCH
- B** KAYAK LAUNCH
- C** STABILIZED WATER EDGE
- D** PUBLIC ART
- E** PEDESTRIAN/BIKE TRAIL/ EMERGENCY VEHICLE ACCESS
- F** PIER
- G** OPEN LAWN
- H** COURTYARD (PRIVATE)
- I** POOL AREA (PRIVATE)
- J** MAIN ENTRANCE
- K** PRIVATE/PUBLIC RESTROOM
- L** CHILDREN PLAY AREA
- M** PLANTING BUFFER
- N** KAYAK BARN
  - BIKE FIX-IT STATION
  - OUTDOOR SHOWER
  - KAYAK WASH AREA
- O** FIXED DOCK
- P** GANGWAY
- Q** RESIDENT ACCESS
- R** PICNIC AREA
- S** RESIDENT MOVE-IN
- T** GARAGE ACCESS
- U** SECURITY BOLLARDS
- V** PARK ENTRY SIGN
- W** AMPHITHEATER

SITE CALCULATIONS

- **Total Site Area:**  
368,700 SF (8.46 acres)
- **Total Publicly Accessible Open Space:**  
176,400 SF (4.05 acres)



GENERAL BAY TRAIL  
PATHWAY DESIGN  
STANDARDS

- The Bay Trail and its clear space should consist of a minimum 18-foot width.
- Low design speeds and trail traffic calming devices could be considered for 1) crowded areas, 2) locations where considerable crosstraffic is projected, and 3) locations with sharp horizontal curvatures where right-of-way widths are constrained.
- The design could involve compacted gravel, decomposed granite, and/or native soil and may incorporate any number of stabilizing agents.

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OVERALL SITE PLAN

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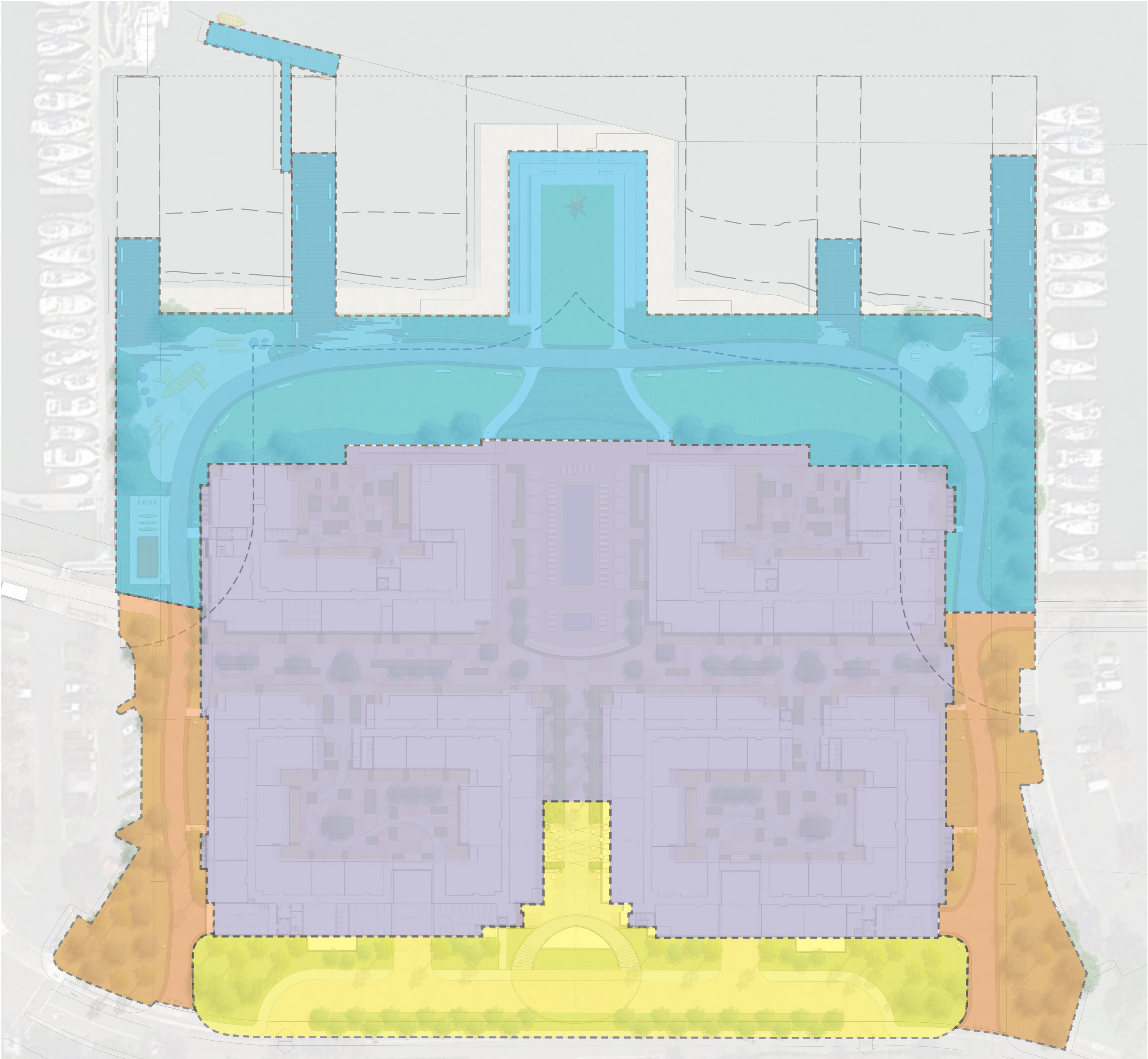
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- LEGEND**
- WATERFRONT PARK (PUBLIC)**  
109,431 SF (2.51 acres)
  - LINEAR OPEN SPACE (PUBLIC)**  
40,740 SF (0.94 acres)
  - ENTRY COURTYARD (INVITEE ONLY)**  
48,830 SF (1.12 acres)
  - PRIVATE RESIDENT ACCESS (PRIVATE)**  
194,600 SF (4.47 acres)

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**OPEN SPACE DIAGRAM**

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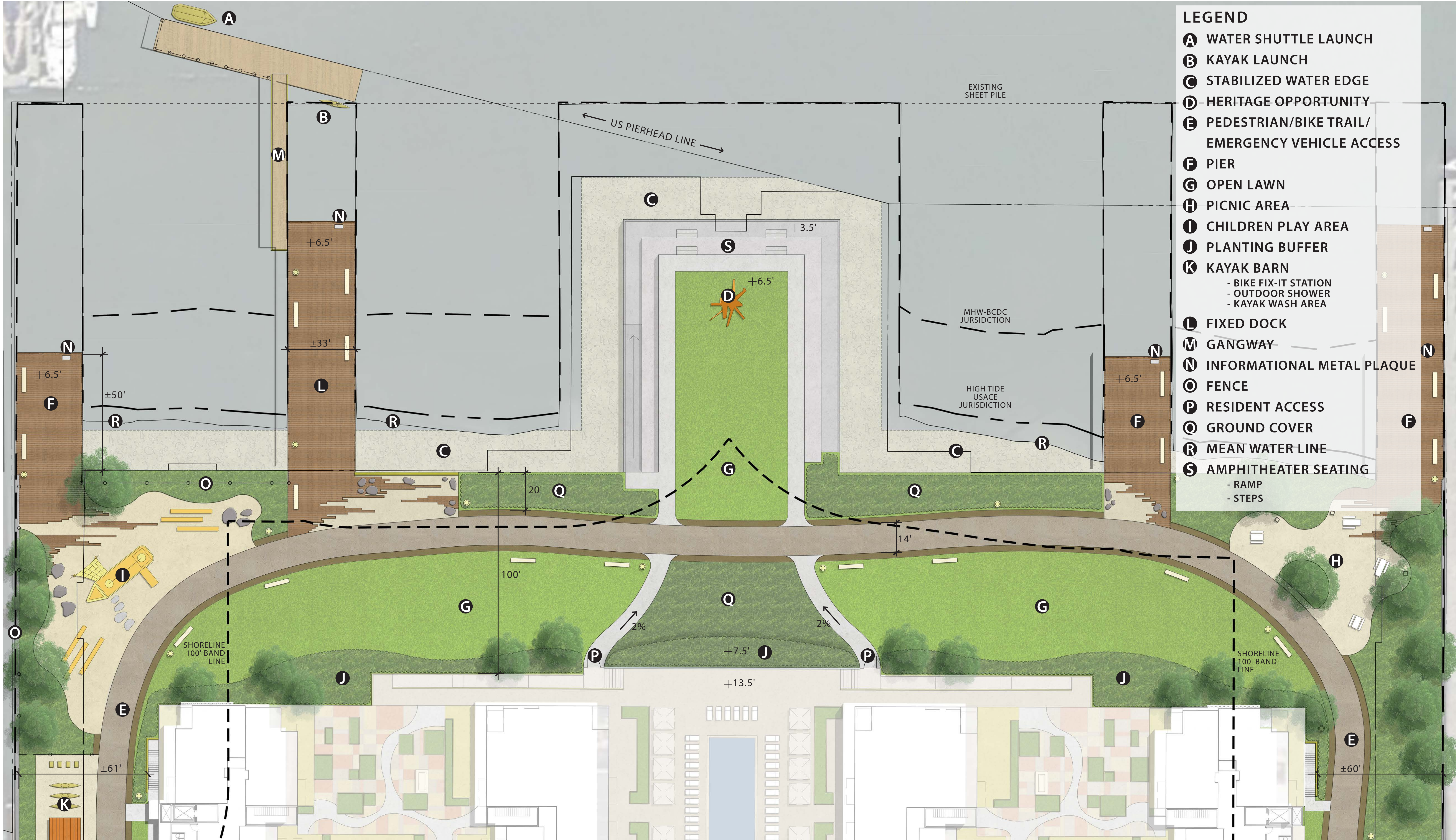
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**WATERFRONT PARK**

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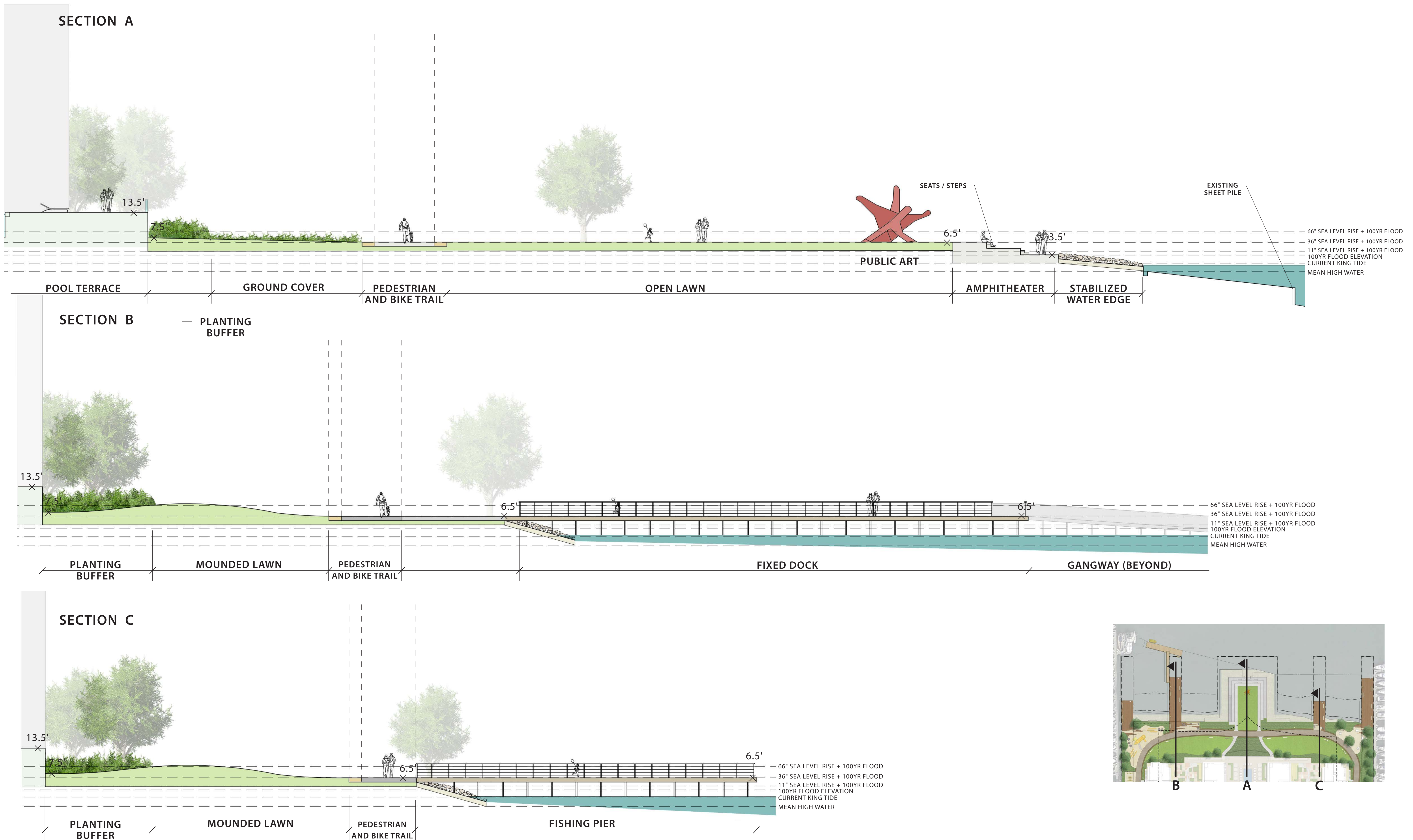
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## WATERFRONT SECTIONS



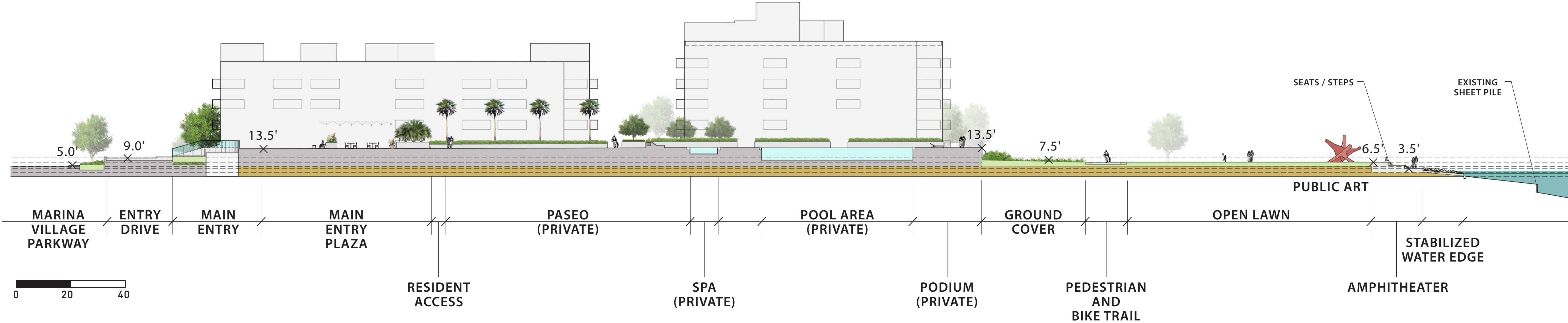
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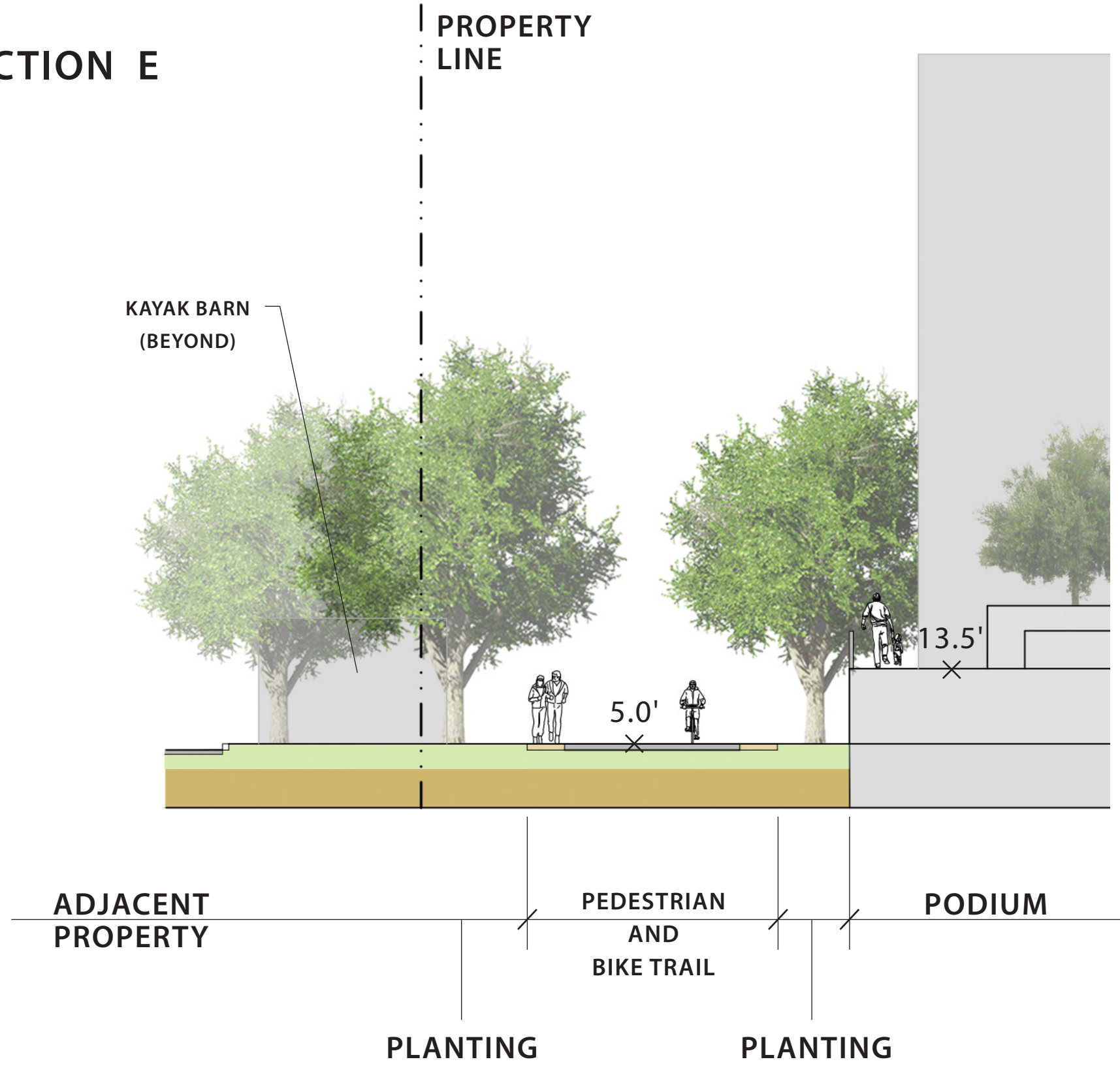
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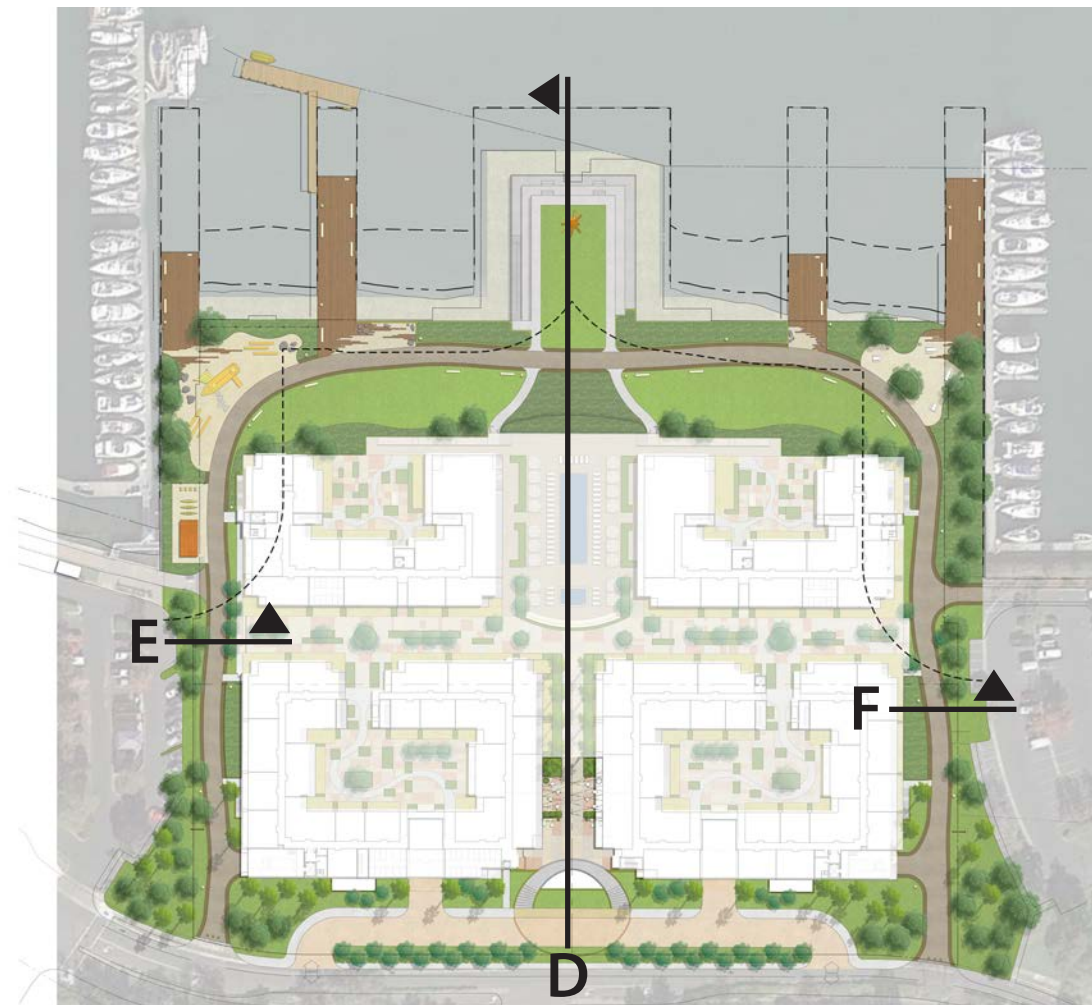
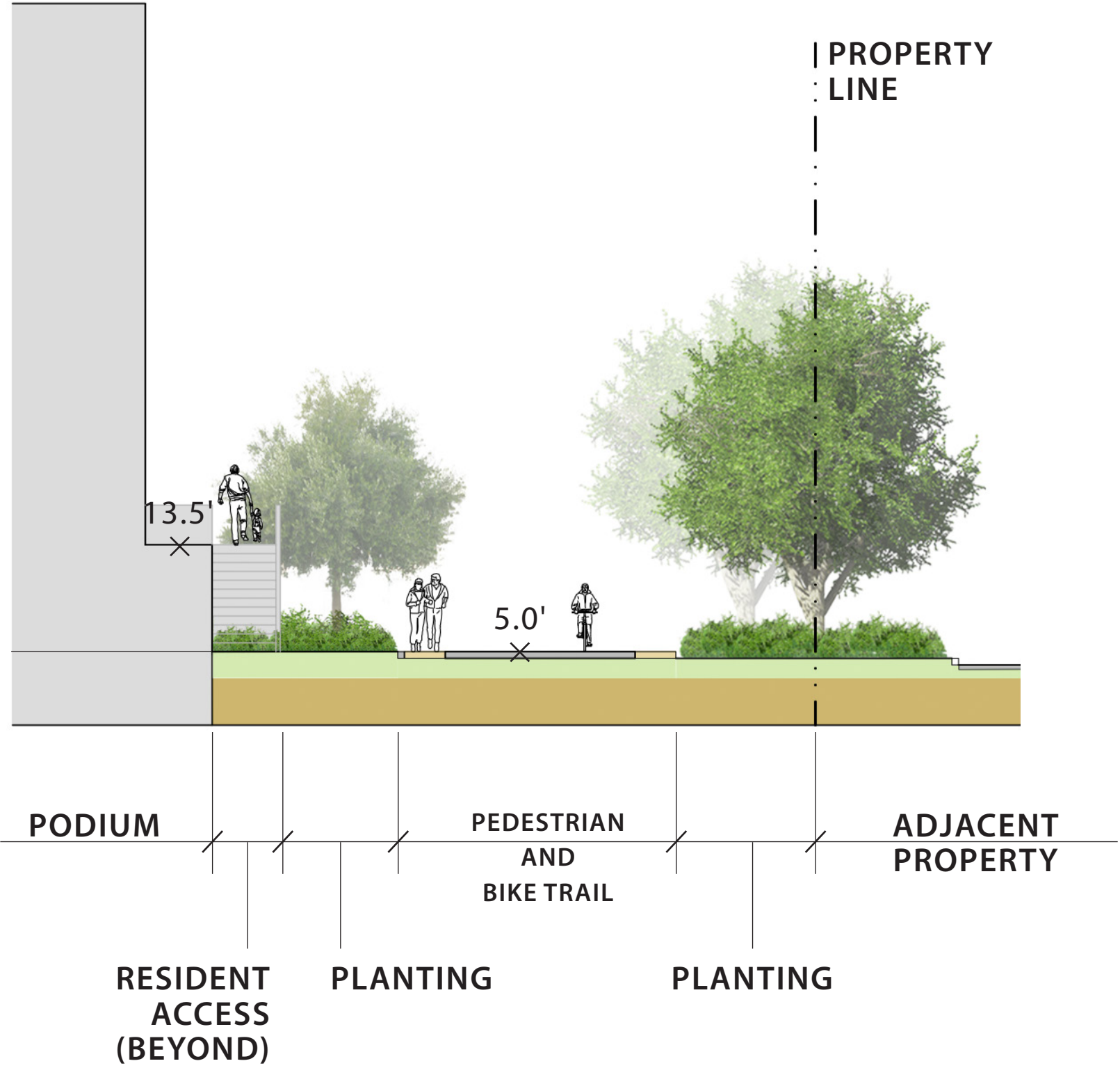
SECTION D



SECTION E



SECTION F



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ELEVATION A



ELEVATION B



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SITE ELEVATIONS

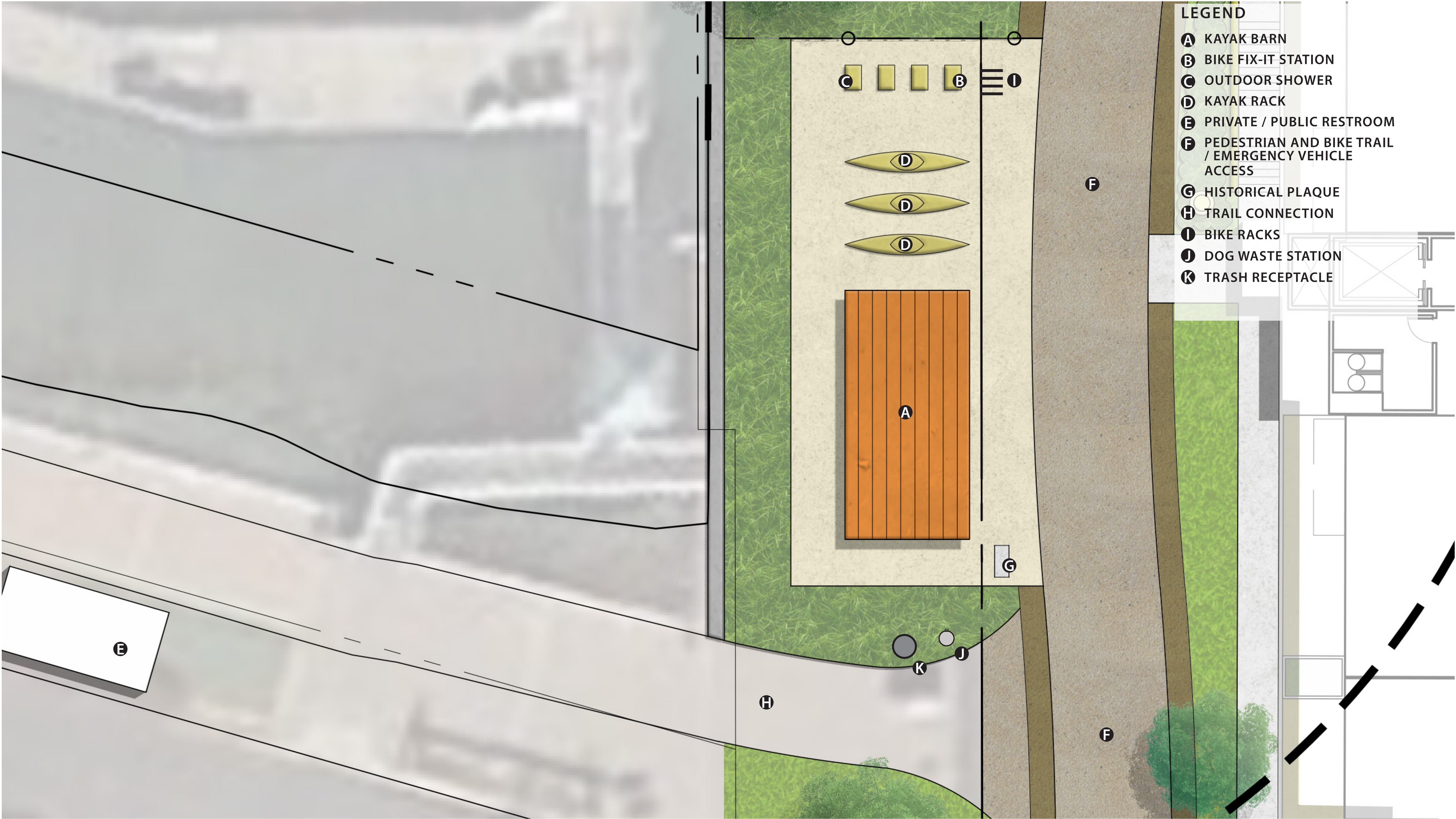
  
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## KAYAK / RESTROOM AREA

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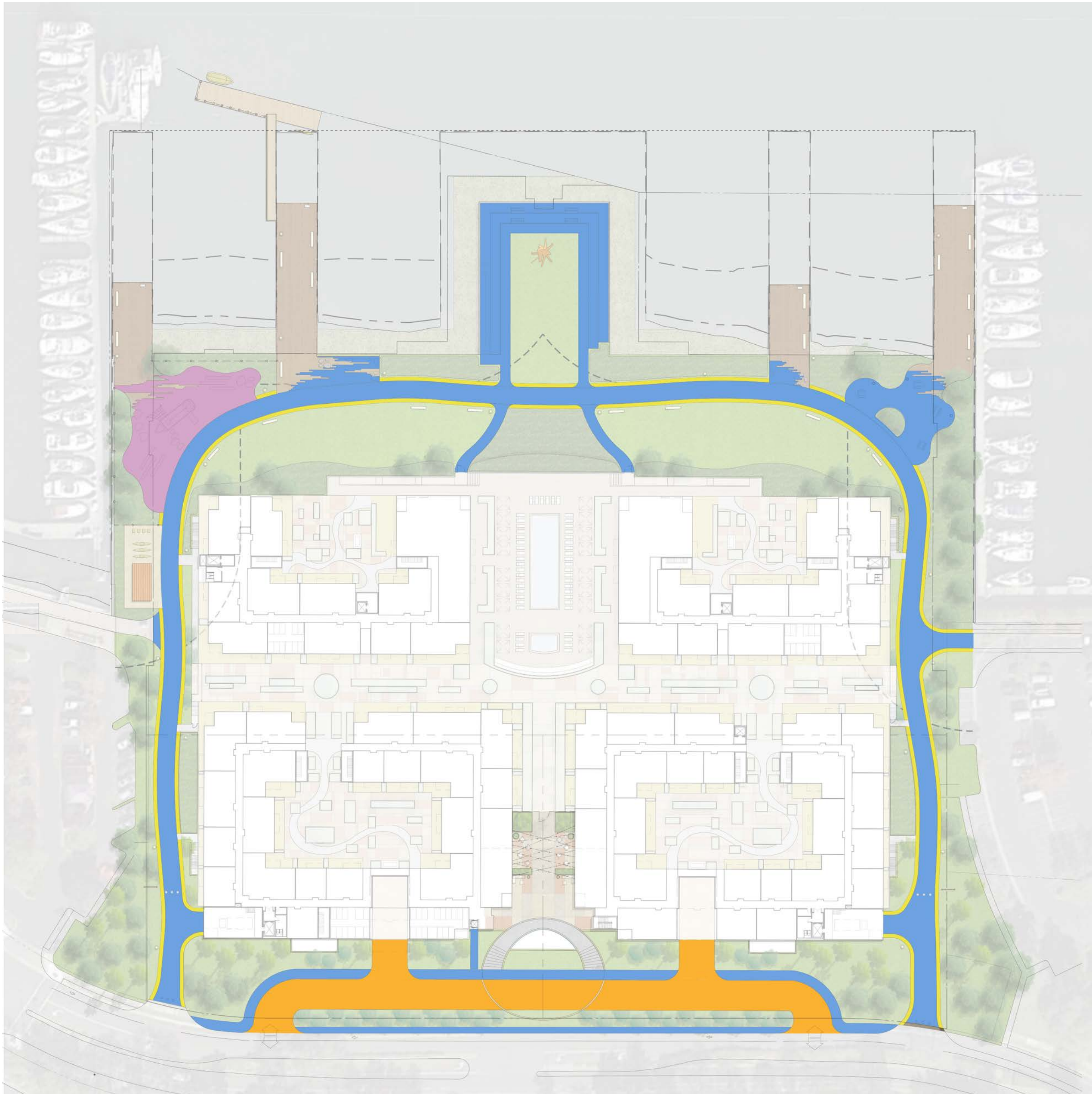
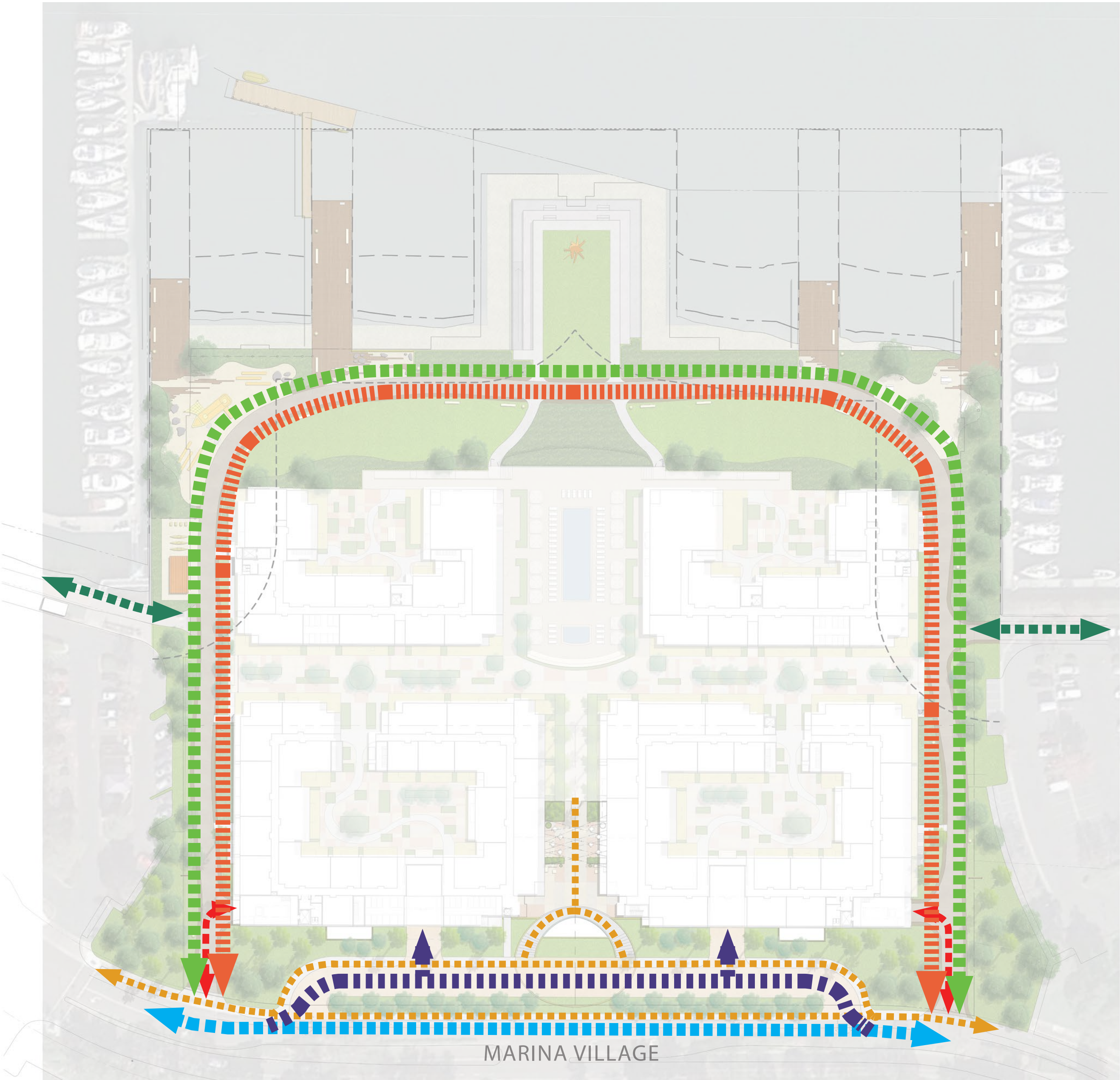


SITE CIRCULATION LEGEND

- PEDESTRIAN
- PEDESTRIAN AND BIKE TRAIL
- EXISTING PEDESTRIAN AND BIKE TRAIL
- EMERGENCY VEHICLE ACCESS
- PLANNED SAN FRANCISCO BAY TRAIL
- RESIDENT MOVE-IN
- VEHICULAR CIRCULATION

SITE HARDSCAPE LEGEND

- CONCRETE PAVING
- PLAY SURFACE
- STABILIZED DECOMPOSED GRANITE
- ENHANCED PAVING



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SITE CIRCULATION AND HARDSCAPE DIAGRAM

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SITE AMENITIES LEGEND

- TABLE
- ACCESSIBLE TABLE
- BBQ GRILL
- BIKE RACK (QUANTITY: 3)
- DOG WASTE STATION
- TRASH RECEPTACLE
- PEDESTRIAN LIGHT
- BENCH
- CUSTOM PLAYGROUND STRUCTURE
- PLAYGROUND STRUCTURE
- DRINKING FOUNTAIN WITH BOTTLE FILLER
- DRINKING FOUNTAIN FOR DOGS WITH BOTTLE FILLER
- KAYAK RACK
- DOG WASH STATION
- BIKE FIX IT STATION
- NATURAL INFORMATION PLAQUE
- HISTORICAL INTERPRETATION PLAQUE
- PARK ENTRY SIGN
- PUBLIC ART
- SHOWER HOSE / KAYAK WASH AREA



ALAMEDA SHIPWAYS  
1200 MARINA VILLAGE PARKWAY, ALAMEDA, CA 94501

SITE AMENITIES DIAGRAM

**ima**  
ima Design  
Newport Beach / Oakland /  
Beijing  
[www.imadesign.com](http://www.imadesign.com)

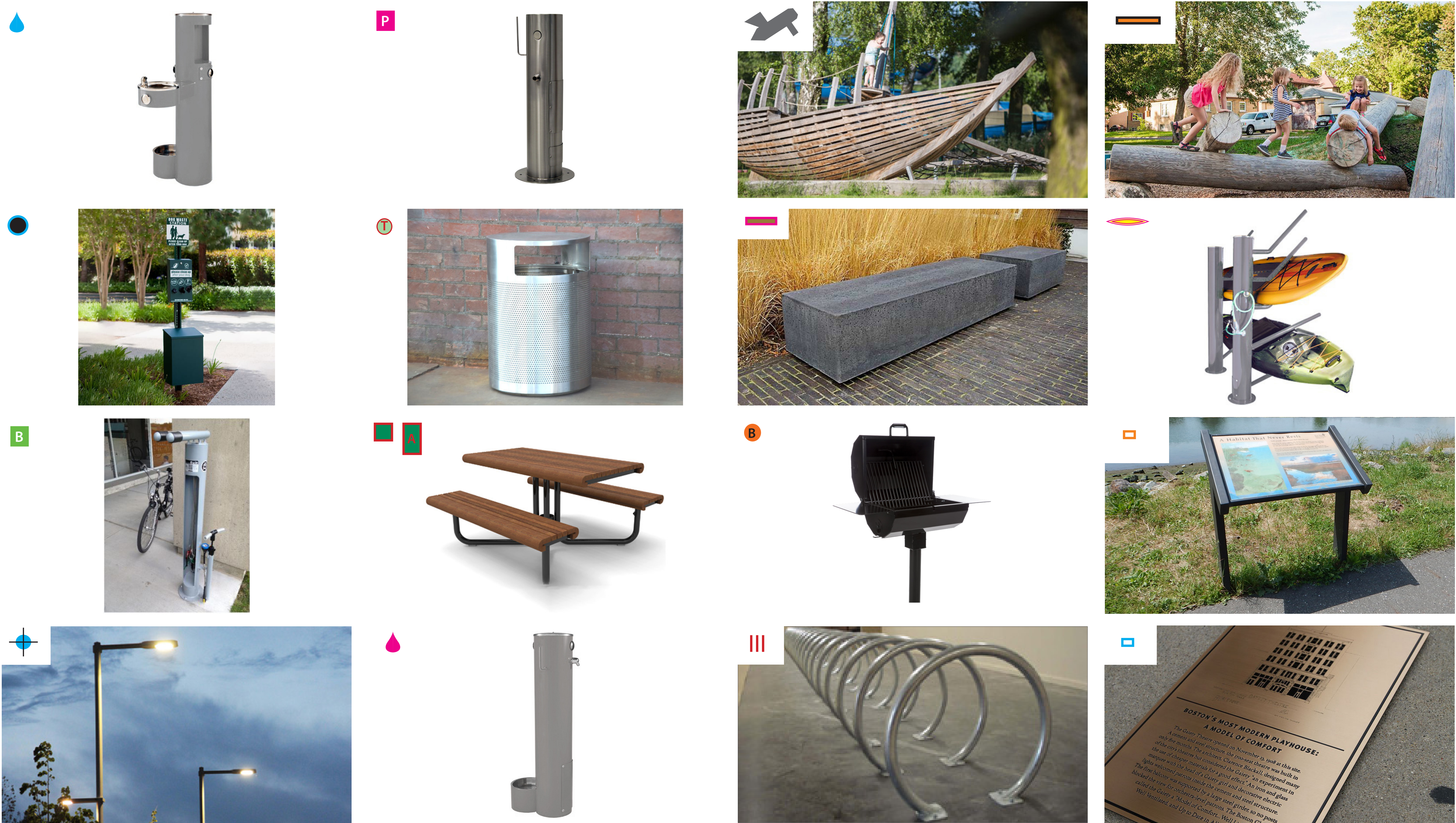
CLIENT:  
**STEELWAVE**  
Dennis Cavallari  
Steelwave LLC  
30 Enterprise, Suite 100  
Aliso Viejo CA 92656  
949/900-1220



DATE ISSUED: 01-22-18  
PROJECT NO: 2016-40129  
SCALE: 1" = 40'  
BCDB  
Design Review Board

SHEET NUMBER: L18





# ALAMEDA SHIPWAYS

1200 MARINA VILLAGE PARKWAY, ALAMEDA, CA 94501

## SITE AMENITIES IMAGERY

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 ima Design  
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 Beijing  
[www.imadesign.com](http://www.imadesign.com)

CLIENT:  
**STEELWAVE**  
 Dennis Cavallari  
 Steelwave LLC  
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 Aliso Viejo CA 92656  
 949/900-1220



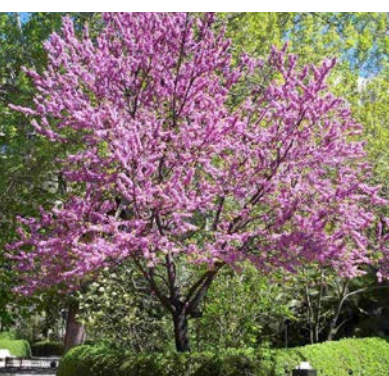
DATE ISSUED: 01-22-18  
 PROJECT NO: 2016-40129  
 SCALE:  
 BCDC  
 Design Review Board  
 SHEET NUMBER: L19

**SVA**  
 ARCHITECTS  
 3 MacArthur Place, Suite 850 Santa Ana, California 92707  
 T: 949.269.2380 www.sva-architects.com  
 SAN ANTONIO | OAKLAND | SAN DIEGO | PORTLAND

TREES



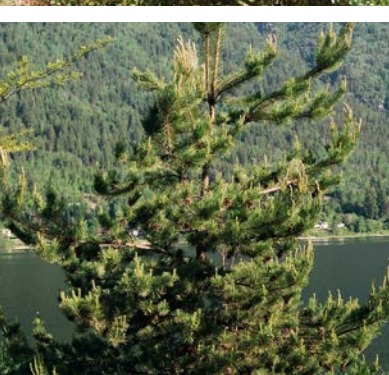
*Cupressus macrocarpa*  
Monterey Cypress  
Mature Size: 40' x 40'



*Cercis occidentalis*  
Western Redbud  
Mature Size: 15' x 15'



*Laurus nobilis 'Saratoga'*  
Bay Laurel  
Mature Size: 30' x 25'



*Pinus contorta var. Contorta*  
Shore Pine  
Mature Size: 20' x 20'



*Populus fremontii*  
Poplar  
Mature Size: 80' x 30'

SHRUBS



*Arctostaphylos 'Greensphere'*  
Greensphere Manzanita  
Mature Size: 5' x 3'



*Arctostaphylos 'Howard McMinn'*  
McMinn's Manzanita  
Mature Size: 7' x 9'



*Ceanothus 'Ray Hartman'*  
Ray Hartman California Lilac  
Mature Size: 10' x 12'

GROUNDCOVERS



*Arctostaphylos 'Emerald Carpet'*  
Carpet Manzanita

PLANTING LEGEND

- TREE
- PALM / ACCENT
- SHRUB / GROUNDCOVER
- LAWN
- PODIUM PLANTER



*Baccharis pilularis*  
'Pigeon Point'  
Dwarf Coyote Brush



*Ceanothus gloriosus*  
'Anchor Bay'  
Point Reyes Wild Lilac

GRASSES



*Bouteloua gracilis*  
Blue Grama Grass



*Deschampsia caespitosa*  
Tufted Hairgrass



*Melica imperfecta*  
Coast Range Melic



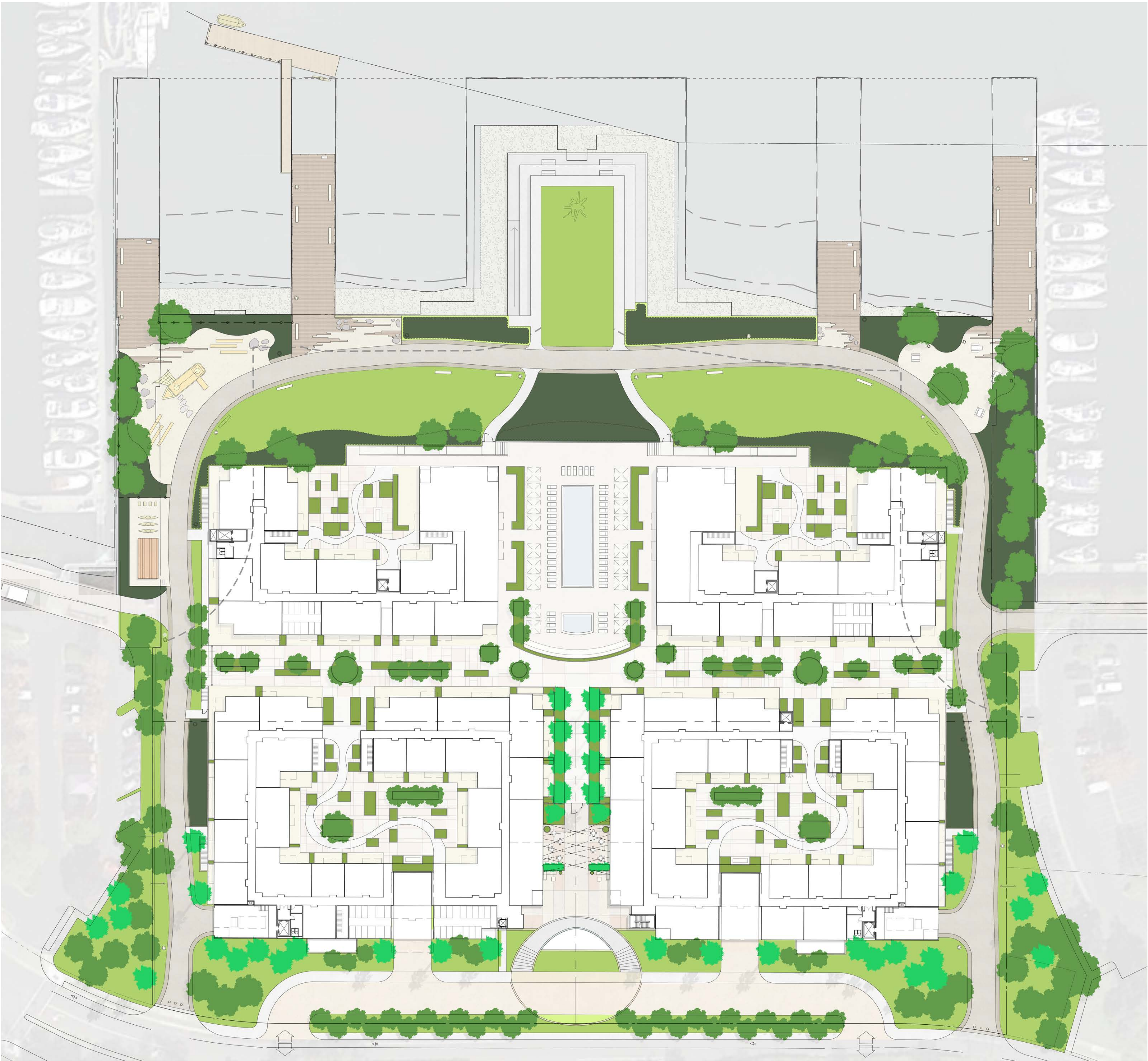
*Muhlenbergia rigens*  
Deergrass



*Nassella cernua*  
Nodding Needlegrass



*Nassella lepidia*  
Foothill Needlegrass



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PLANTING DIAGRAM



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1-761-203-2380  
www.sva-architects.com  
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